033.0	0004	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	582,000 /	582,000
					USE VALUE:	582,000 /	582,000
					ASSESSED:	582,000 /	582,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		MICHAEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAN LU		
Owner 2:	YANG MEILING		
Owner 3:			
Street 1:	40 MICHAEL ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	MC PHEE JOHN J -
Owner 2:	-
Street 1:	40 MICHAEL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,680 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1940, having primarily Vinyl Exterior and 1482 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4680.000	223,300		358,700	582,000
Total Card	0.107	223,300		358,700	582,000
Total Parcel	0.107	223,300		358,700	582,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.71 | /Parcel: 392.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 23058
GIS Ref
GIS Ref
Insp Date 12/13/18

PREVIOUS ASSESSMENT

Parcel ID 033.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	223,400	0	4,680.	358,700	582,100	582,100	Year End Roll	12/18/2019
2019	101	FV	174,600	0	4,680.	325,000	499,600	499,600	Year End Roll	1/3/2019
2018	101	FV	174,600	0	4,680.	308,200	482,800	482,800	Year End Roll	12/20/2017
2017	101	FV	174,600	0	4,680.	269,000	443,600	443,600	Year End Roll	1/3/2017
2016	101	FV	174,600	0	4,680.	229,800	404,400	404,400	Year End	1/4/2016
2015	101	FV	152,800	0	4,680.	213,000	365,800	365,800	Year End Roll	12/11/2014
2014	101	FV	152,800	0	4,680.	176,500	329,300	329,300	Year End Roll	12/16/2013
2013	101	FV	152,800	0	4,680.	168,100	320,900	320,900		12/13/2012

!2744!

PRINT

Date	Time
12/10/20	18:06:04

LAST REV

Date	Time
08/07/19	12:35:36

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2744

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC PHEE JOHN J,	71838-185	1	11/2/2018		610,000	No	No		
	13350-733		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	23058
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	MEAS&NOTICE	CC	Chris C
3/26/2009	Meas/Inspect	163	PATRIOT
2/17/2000	Meas/Inspect	264	PATRIOT
8/10/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4680		Sq. Ft.	Site		0	64.	1.20	3									358,657						358,700	

Total AC/HA: 0.10744 | Total SF/SM: 4680 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 358,657 | Spl Credit | Total: 358,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	75	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	119.070
Other Features:	57734
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	274366
Depreciation:	51032
Depreciated Total:	223334

COMMENTS

BMT GAR NO ACCESS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

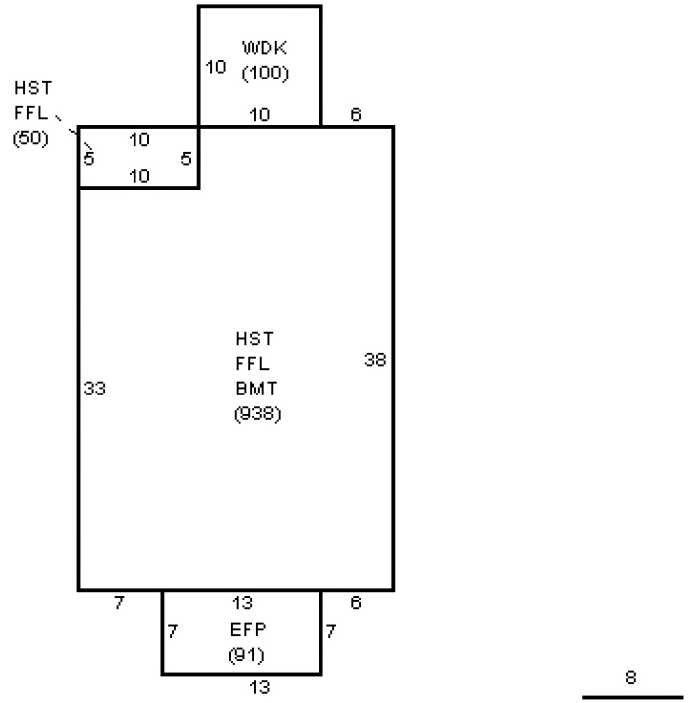
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	119.07
Special Features:	0	Val/Su Net:	85.52
Final Total:	223300	Val/Su SzAd	150.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	988	119.070	117,641
BMT	Basement	938	35.720	33,506
HST	Half Story	494	119.070	58,821
WDK	Deck	100	15.680	1,568
EFP	Enclos Porch	91	56.000	5,096

Net Sketched Area:	2,611			Total:	216,632
Size Ad	1482	Gross Are	3105	FinArea	1482

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

033.0-0004-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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